

BK 7399PG306

TRANSFER
TAX
PAID

WARRANTY DEED
Statutory Short Form
015076

42-53

We, **JOHN FORTIER and VASILISSA FORTIER** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **CYNTHIA A. PARKER** of Waterville, County of Kennebec, State of Maine, whose mailing address is 95 Mayflower Hill Drive, Waterville, ME 04901, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Being Lot #82 on the Revised Plan of Cherry Hill Terrace, made by Associated Engineer, Inc., dated January 31, 1957, and recorded in the Kennebec County Registry of Deeds in Plan Book 20, Page 50, to which reference is made for a more particular description.

FIRST:

This entire tract shown by the Plan of Cherry Hill, referred to above, is restricted to building for residential purposes only by the Waterville Zoning Ordinance, and this Lot #82 and all other lots shown by said Plan is subject to and entitled to the benefits of said Ordinance.

SECOND:

It is further covenanted and agreed that neither this Lot #82 nor any other lot shown by said Plan shall be used for building more than one (1) dwelling house and that no house shall be adapted or used by more than one (1) family.

THIRD:

Furthermore, no such house shall be erected costing less than Fifteen Thousand (\$15,000.00) Dollars in said Cherry Hill Development.

FOURTH:

No building or any part of a building shall be erected or allowed to stand upon said lot within forty (40) feet of the street line, or within fifteen (15) feet of the boundary line of the lot.

Being the same premises conveyed to John Fortier and Vasilissa Fortier by Warranty Deed from John S. Tucker and Phyllis N. Tucker, a/k/a Phyllis A. Tucker, dated April 7, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3329, Page 257.

WITNESS our hands and seals this 12th day of May, 2003.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord

William P. Dubord

John Fortier
John Fortier

Vasilissa Fortier
Vasilissa Fortier

DMDB

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: May 12, 2003

Then personally appeared the above named John Fortier and Vasilissa Fortier
and acknowledged the foregoing instrument to be their free act and deed.

42-53

Before me,

William P. Dubord

Notary Public

Print

WILLIAM P. DUBORD

Attorney At Law

Name:

Notary Public

My Commission Expires 6/26/2008



RECEIVED KENNEBEC SS.

2003 MAY 14 AM 9:00

ATTEST: *Geoffrey B. Hill*
REGISTER OF DEEDS